83° 33' West 120.00 feet to a stake in a fence, thence by and with a fence now standing (4) North 2° 46' East 206.0 feet to the place of beginning, containing 26,372 square feet, more or less, as surveyed by Frank W. Rothenhoefer, Civil Engineer and Surveyor, on October 26, 1960.

- (2) That there is still due and owing unto your Petitioner by the said real estate mortgage the principal sum of Sixteen Thousand Four Dollars and Twenty Six Cents (\$16,004.26) with interest thereon of Two Hundred Sixty Six Dollars and Seventy Eight Cents (\$266.78) from January 19, 1978 to April 3, 1978, and late charges of Twenty Nine Dollars (\$29.00) making a total indebtedness due as of April 3, 1978, of Sixteen Thousand Three Hundred Dollars and Four Cents (\$16,300.04), all of which will more fully appear by reference to the statement of mortgage claims heretofore filed.
- (3) That there is contained in said real estate mortgage a provision that if default be made by the said Sylvester W. Shanholtzer and Joyce J. Shanholtzer, husband and wife, in the payment of any installment thereof, then the same shall mature and become payable and it shall then be lawful for Fredericktown Bank & Trust Company, or their Assignee, Howard R. Stepler, Jr., to sell the said real estate to satisfy and pay said debt, interest and all costs incident to said sale, and default having been made in the payment of the principal and interest of said debt, your Petitioner, as Assignee, became duly authorized to execute the power of sale contained in said mortgage by reason of said default.
- (4) That having first advertised the said real property at least once a week for three successive weeks to the date of sale in the News-Post a newspaper published in Frederick County, Maryland setting forth the time, place, manner and terms of sale, as will appear by the Certificate of Publication filed herewith a Exhibit 2, which is prayed may be taken and considered a part hereof, and after filing a duly approved bond your Petitioner proceeded to sell said real estate at the Court House Door in Frederick City, Frederick County, Maryland, on Wednesday, April 26, 1978, at 11:00 A.M., and your Petitioner attending said sale then and there sold the said real estate

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